

FOR SALE

BY PRIVATE TREATY

DAGLEY FARM PARK HOMES, DAGLEY LANE, SHALFORD, GUILDFORD, SURREY GU4 8DE

Sanderson Weatherall



Established Residential Home Park in Peaceful Rural Location

- Approximately 1.78 acres (0.72 hectares)
- Consent for 32 park homes
- Developed with 31 privately owned homes and 1 vacant developed pitch

Offers In Excess of £1,500,000

Ref: DVN2006

SITUATION

Dagley Park enjoys a peaceful rural location to the north of the village of Shalford, and west of the A281 Horsham Road, to the south of Guildford in Surrey.

Shalford Railway Station offers frequent services to Reading, Gatwick Airport and London Waterloo (via Guildford) in less than one hour.

Local facilities are available in Shalford, with more comprehensive amenities being found in Bramley (1.75 miles), Godalming (3.5 miles), and Guildford (3.5 miles).

The park is surrounded by woodland, the River Wey/Wey & Arun Canal runs to the west across the adjoining fields and the railway line runs to the north.

Nearby places of interest include Shalford Mill (National Trust), Chantry Wood and Guildford Castle.

Activities available in the area include cricket club, golf course.

Planning Permission & Site Licence

The park has the benefit of permanent planning permission and Site Licence granted by Guildford Borough Council for the accommodation of a maximum of 32 park homes.

Site Licence for Dagley Farm (ref: 2332 dated 28 March 2023).

The attached conditions state that the park homes stationed shall be for residential use only and that no more than 32 park homes shall be sited.

The pitch fee review date is January each year and pitch fees are reviewed in line with CPI.







THE PARK

Access to the park is via Dagley Lane leading from Horsham Road (A281) which links Shalford with Guildford to the north.

The park has been developed with 31 residential park homes, comprising of 28 single units and 3 twin unit park homes all being privately owned. There is currently 1 vacant developed pitch.

There are 32 communal parking areas situated at the front and in the middle of the park.

The privately owned homes all have lifetime security of tenure in accordance with Mobile Homes Act agreements. Home ownership and permanent occupation is restricted to those aged 45 and above.

PARK BUILDINGS

There is a storage barn with corrugated metal roof and elevations located next to the car parking area.

SERVICES

Electricity – mains. Billed to park owner and recharged to homeowners
Water – mains. Billed direct by the supplier
Drainage – mains. Billed direct by the supplier
Gas – mains. Billed direct by the supplier

INCOME AND CHARGES

For 2026 the privately owned homes each currently pay a monthly pitch fee of £184.88 for single unit (28) and £202.71 for twin unit (3) park homes, excluding water charges.

There are 32 car parking spaces, 21 of which are currently being rented, with each paying £8 per month, equating to £168 per month (£2,016 per annum).

Total income equates to £71,433 per annum including parking.

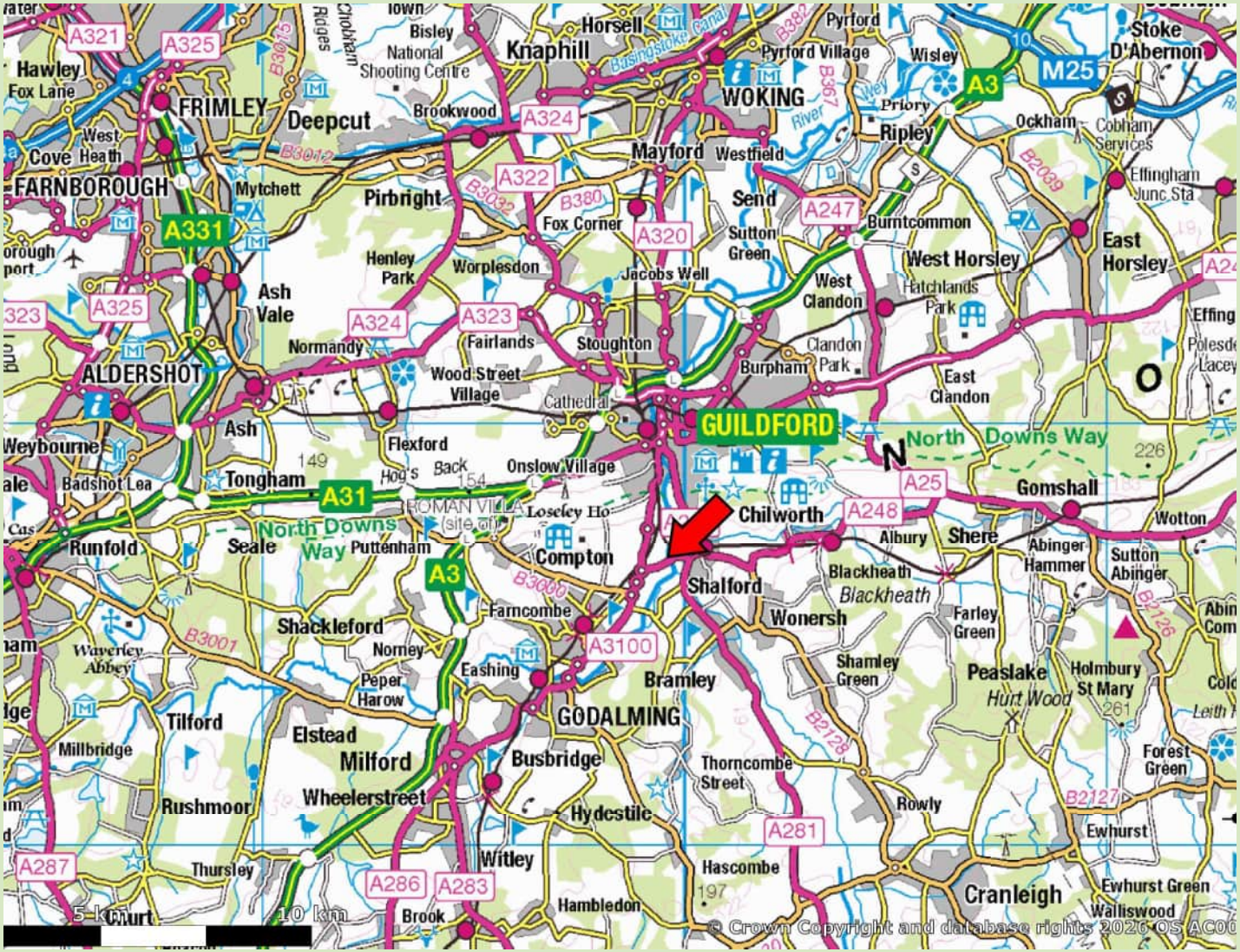
The pitch fee review date is January each year and pitch fees are reviewed in line with the Consumer Price Index CPI.

Additional income may be derived from the sale and resale of homes on the park, and this will vary from year to year. Recent sales include - 3 Dagley Farm - 12ft x 40ft - Manufactured 2023 - Sold Jan 2025 - £145,000; 20 Dagley Farm - 10ft x 28ft - Manufactured 1988 - Sold Feb 2025 - £98,000; 8 Dagley Farm - 10ft x 40ft - Manufactured 1980 - Sold Feb 2025 - £60,000.

These figures are offered for guidance only. Further information will be made available to interested applicants following the inspection of the property.







Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Sanderson Weatherall

Strictly and only by prior appointment through the vendors' Sole Agents Sanderson Weatherall LLP

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Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

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